

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this ____ day of _____, 2009 by and between the **County of Shelby, a Political Subdivision of the State of Tennessee**, (hereinafter referred to as "**Grantor**"), and **Rangeline Neighborhood Community Development Corporation, a Tennessee not-for-profit corporation**, (hereinafter referred to as "**Grantee**").

WITNESSETH: That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **Grantor** has bargained and sold and does hereby bargain, sell, remise, release, convey and forever quitclaim unto **Grantee** all of its right, title and interest in and to the following described real estate, situated and being in the City of Memphis, County of Shelby, State of Tennessee, to-wit:

Unit 13, Section B, Overton Manor Townhouse, as shown on plat of record in Plat Book 52, Page 41, in the Register's Office of Shelby County, TN, to which plat reference is hereby made for a particular description of said unit. This being the same property as conveyed by Tennessee Housing Development Agency to Paul C. Dorman in Warranty Deed Book V7, Page 3686, dated 9/11/84, and recorded 3686, in Register's Office of Shelby County, TN. 3067 Denis Place, 0720220D000080

Unit 19, Section B, Overton Manor Townhouse as shown on plat of record in Plat Book 52, Page 41, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a particular description of the property conveyed hereunder. This being the same property by Julia Richardson to BDH Inner City Investors, A Tennessee General in Warranty Deed Book BH, Page 6866, Dated 11/3/98, and Recorded 11/3/98 in the Register's Office of Shelby County, TN. 3068 Denis Place, 0720220D000110

Unit 18, Section B, Overton Manor Townhouse of Record in Plat Book 52, Page 41, in the Register's Office of Shelby County, Tennessee to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Grantor by Substitution Trustee's Deed of Record as Instrument Number KC 3767 of record in said Register's Office. 3066 Denis Place, 0720220D000120

Unit 7, Section, B, Overton Manor Townhouse, as shown on plat of record in Plat Book 52, Page 41, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to United Companies Lending Corporation by Trustee's Deed from John B. Philip, Trustee, dated December 27th, 1999, of record in Book JY, Page 8817, Register's Office of Shelby County, Tennessee. 3044 St. Denis, 0720220D000190

Unit 23, Section B, Overton Manor Townhouse, as shown on plat of record in Plat Book 52, Page 41, in the Register's Office of Shelby County, TN, to which plat reference is hereby made for a more particular description of the property conveyed hereunder. This being the same property as conveyed by First Tennessee Bank, National Association to BDH Inner-City Investors, in the Warranty Deed Book AK, Page 9600, dated 05/12/88, in the Register's Office of Shelby County, TN. 3045 St. Kitts Place, 0720220D000240.

Unit 24, Section "B", Overton Manor Townhouse as shown on plat of record in Plat Book 52, Page 41, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tennessee Housing Development Agency by Deed from Bruce L. Feldbaum, Substitute Trustee, dated 5/18/00, recorded 5/19/00, in Book KF, Page 1875, in the Register's Office of Shelby County, Tennessee. 3047 St. Kitts Place, 0720220D000250.

Unit 25, Section "B", Overton Manor Townhouse, as shown on plat of record in Plat Book, 52, Page 41, in the Register's Office of Shelby County, TN, to which plat reference is hereby made for a particular description of said property. Being the same property conveyed to Dwight D. Mullens by Deed from Carol Joy Mullens, dated 1/5/95, recorded 1/5/95, in Book EW, Page 2040, in the Register's Office of Shelby County, Tennessee (Also see Warranty Deed @ X2-9617). 3049 St. Kitts Place, 0720220D000250.

Lot 28, Section "B", Overton Manor Townhouse as shown on plat of record in Plat Book 52, Page 41, in the Register's Office of Shelby County, TN, to which plat reference is hereby made for a particular description of said property conveyed hereunder. This being the same property conveyed by Burlon McNutt and wife, Cheryl W. McNutt, in Warranty Deed Book BN, Page 4467, dated 3/16/90, and recorded 3/20/90 and re-recorded in Book BS, Page 2001, dated 6/4/90 in the Register's Office of Shelby County, TN. 3063 St. Kitts Place, 0720220D000290.

Unit 32, Section B, Overton Manor Townhouse as shown in Plat of Record in Plat Book 52, Page 41 and shown as a Master Deed of Record in Instrument J4 8208 in the Register's Office, Shelby County, Tennessee, to which plat and Master Deed reference is hereby made for a more particular description of said property. 3073 St. Kitts Place, 0720220D000330.

Lot 44, Section B, Overton Manor Townhouse, as shown on plat of record 52, page 41, in the Register's Office of Shelby County, TN, Also known as Overton Manor East, a Condominium project as established by Master Deed under Register's No. J4 8208, in said Register's Office. This being the same property as conveyed by Mary W. Condra to BDH Inner City Investors, in the Warranty Deed Book B, Page 5705, dated 09/01/88, and recorded 12/19/90 in the Register's Office of Shelby County, TN. 3074 St. Kitts Place, 0720220D000340.

Unit 42, Section B, Overton Manor East Condominiums as shown on Master deed of record at Instrument Number J4 8208 in the Register's Office of Shelby County, Tennessee to which master deed is hereby made for a more particular description of said property. This being the same property as conveyed by Robert E. Williams, Jr. and wife, Betty Williams to Fred Buechling in Warranty Deed Book AZ, Page 4791, date 4-5-89, and recorded 4/11/89 in the Register's Office of Shelby County, TN. 3068 St. Kitts Place, 0720220D000360.

Unit 41, Section B, Overton Manor Townhouses, as shown on plat of record in Plat Book 52, Page 41, in the Register's Office of Shelby County, Tennessee, reference to which plat reference is hereby made for a more particular description of said lot. This being the same property as conveyed by Tennessee Housing Development Agency to BDH Inner-City Investor's A Partnership composed of Fred W. Beuchling, Dan K. Hiatt and Frances Debois and Stece Beuchling, in Warranty Deed Book AF, Page 7886, dated 12/29/87 and recorded 1/22/88, in the Register's Office of Shelby County, Tennessee. 3066 St. Kitts Place, 0720220D000370.

Unit 40, Section B, Overton Manor Townhouse, as shown on plat of record in Plat Book 52, Page 41, and Master Deed of record at Instrument Number J48208, in said Register's Office of Shelby County, Tennessee, to which reference is hereby made for a more particular description of said property. This being the same property as conveyed by Robert E. Williams and wife, Betty D. Williams to BDH Inner -City Investors, a Tn General Partnership, complsed of Fred W. Buechling, Dan R. Hiatt and Frances Debois, in Warranty Deed Book AR, Page 2189, dated 8/1/88, and recorded 8/25/88, in Register's Office of Shelby County, Tennessee. 3064 St. Kitts Place, 0720220D000380.

Should any or all of the hereinabove described parcels of land subsequently cease to be utilized for developing low income single family housing that will be owner occupied or if not used for such purpose, then and in either of such events, this conveyance shall automatically become void and the rights conveyed revert back to Shelby County, Tennessee, a Political Subdivision of the State of Tennessee, or its lawful successor.

GRANTOR makes no claim or warranty relative to the environmental condition of the hereinabove described property being conveyed. The conveyance of the above described property is made without warranties of any kind, whatsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by the affixing thereto of the signature of the Mayor of the County of Shelby, the said Mayor being authorized so to do pursuant to Section 4.03-18 of Chapter 260 of the Private Acts of 1974 in accordance with the approval of the Shelby County Board of Commissioners, on the ____ day of _____, 2009 in Resolution #____.

Grantor: SHELBY COUNTY, TENNESSEE

By: _____
A C Wharton, Jr., County Mayor

By: _____
Paul Matilla, Trustee

Approved as to Form:

By: _____
Assistant County Attorney/
Contract Administrator

Other County Approvals:

By: _____
County Real Estate Manager

By: _____
Land Bank Administrator

**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **A C WHARTON, JR., Mayor of the County of Shelby**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Mayor of the County of Shelby**, the within named bargainor, one of the counties of the State of Tennessee, and that he as such **Mayor** of said county, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Shelby County by himself as such **Mayor** of said County of Shelby.

WITNESS my hand and Notarial Seal, at office in Memphis, in the County aforesaid, this ____ day of _____, 2009.

Notary Public

MY COMMISSION EXPIRES:

**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **PAUL MATILLA, Trustee of the County of Shelby**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Trustee of the County of Shelby**, and that he as such **Trustee**, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal, at office in Memphis, in the County aforesaid, this ____ day of _____, 2009.

Notary Public

MY COMMISSION EXPIRES:

(FOR RECORDING DATA ONLY)

Property Address:

**3067 St. Denis Place, 3068 St. Denis Place,
3066 St. Denis Place, 3044 St. Denis Place,
3045 St. Kitts Place, 3047 St. Kitts Place,
3049 St. Kitts Place, 3063 St. Kitts Place,
3073 St. Kitts Place, 3074 St. Kitts Place,
3068 St. Kitts Place, 3066 St. Kitts Place,
3064 St. Kitts Place**

**0720220D000080, 0720220D000110,
0720220D000120, 0720220D000190,
0720220D000240, 0720220D000250,
0720220D000260, 0720220D000290,
0720220D000330, 0720220D000340,
0720220D000360, 0720220D000370,
0720220D000380**

Mail Tax Bills to: (Person or Agency
responsible for payment of taxes)

Exempt – Tennessee not-for-profit corporation

Owner's Name and Address:

**Rangeline Neighborhood Community
Development Corporation
2542 Durham Drive
Memphis, TN 38127**

This instrument prepared by:

**Shelby County Government
584 Adams Avenue
Memphis, TN 38103
Phone No. (901) 545-4323**

I, or we hereby swear or
affirm that, to the best
of affiant's knowledge,
information, and belief,
the actual consideration
of this transfer is

\$ 00.00,

Affiant

Subscribed and sworn to
before me this ____ day of
_____, 2009

Notary Public

My Commission expires:

Overton Manor Townhouses

SCRE File No. CP09-002

3067 St. Denis Place, 3068 St. Denis Place, 3066 St. Denis Place, 3044 St. Denis Place, 3045 St. Kitts Place, 3047 St. Kitts Place, 3049 St. Kitts Place, 3063 St. Kitts Place, 3073 St. Kitts Place, 3074 St. Kitts Place, 3068 St. Kitts Place, 3066 St. Kitts Place, And 3064 St. Kitts Place

Tax Parcel Nos. 0720220D000080, 0720220D000110, 0720220D000120, 0720220D000190, 0720220D000240, 0720220D000250, 0720220D000260, 0720220D000290, 0720220D000330, 0720220D000340, 0720220D000360, 0720220D000370, 0720220D000380

